

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

January 8, 2015 (6PMish)

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Goleta Valley Community Center right after the Annual Meeting.

Craig Nicholson called the meeting to order at around 6:46 pm.

Board Members present:

Craig Nicholson, Jaime Escobedo, Howard Lange, Cathy Leyva, Joe Mora.
James Nguyen from Bartlein & Company., Inc.

Request by Owners:

Gas line responsibility – each unit is responsible the gas pipe from the meter to the unit.
James will remind everyone via the newsletter.

Meeting Minutes: The **December 11, 2014, Board Meeting minutes** were approved.
Howard moved & Joe seconded. (Craig abstained as he was absent at the Dec Meeting).

Treasurer's Report: (attached to agenda)

	Dec. 2014	YTD
Total Income	68,879.15	815,660.63
Operating Expenditures	90,293.68	403,735.46
Reserve Expenditures	0.00	16,720.00
Total Expenditures	90,293.68	420,455.46
Transfer to Reserve	28,585.47	445,152.17
Transfer from Reserve	50,000.00	50,064.00
Total in Savings	1,638,990.52	
Total Assets	1,674,162.00	

Accounts receivable: \$30,171.48

Operating Expenses are approximately 4.5+% below budget schedule; The December Treasurer's Report was unanimously **accepted** as presented. (Howard moved & Cathy seconded).

Landscape maintenance: time to do another landscape renovation and drip conversion at 7606 & several nearby planters for \$7,425 (Howard moved & Cathy seconded, motion unanimously passed. Joe abstained).

Old Business

- **Resident Guidelines & Pet Policy:** revised sent on 11/20/14 to all owners; tabled.
- **7630 #244 sidewalk:** Jaime will talk with Bill Byars.

New Business

- **Unit #345:** (J. Kronberg) had a tree fell on the roof and damaged her ceiling. Assoc took care of the removal of the branch and repaired the roof. Owner is asking the Assoc to pay for her \$1,000 insurance deductible for the interior damage. After discussion, Cathy moved and Jaime seconded to decline request. Unanimously denied.
- **Reviewing CC&R's:** AB 968 (Gordon) which will go into effect 1/1/17 attempts to clarify responsibility of maintain/repair common area and exclusive use common area and separate interest. Board will review CC&R's to possibly consider updating the whole document at the same time, if needed.
- **Statement of Information:** Board received annual copy of Statement of Information from Management.
- Recording liens: none.

The meeting was **adjourned** at around 7:25 pm.

The next Board meeting is scheduled for Thursday, February 5, 2015, 6:00 pm, at the Meeting Room at 7610 Hollister Ave, Goleta, CA.